

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/S Commerce Drive, 1547' NE *
of the c/l of Washington Blvd. * DEPUTY ZONING COMMISSIONER
(3601 Commerce Drive) *
13th Election District * OF BALTIMORE COUNTY
1st Councilmanic District * Case No. 95-122-X

Leroy M. Merritt *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 3601 Commerce Drive, located in the vicinity of Arbutusin southwestern Baltimore County. The Petition was filed by the owner of the property, Leroy M. Merritt, and the Contract Lessee, Late Spot, Inc., by Scott M. Culliner, President. The Petitioners seek a special exception to permit an after hours club to be located on the subject property, pursuant to Section 253.2.D of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the public hearing held in this matter were Leroy M. Merritt, legal owner of the property, Scott M. Culliner, President of Late Spot, Inc., the Contract Lessee, Kevin O'Connor, a Firefighter with the Baltimore County Fire Department, Major Rick Caldwell on behalf of the Off-Duty Police Security Agency, and Melvin J. Kodenski, Esquire, attorney for the Petitioners. Numerous other individuals attended the hearing in support of the Petitioner's request, all of whom signed the Petitioner's Sign-In Sheet. There were no Protestants present.

Testimony and evidence offered revealed that the subject property, known as 3601 Commerce Drive, is located within the Beltway Business Community, a commercial and industrial business park, in close proximity to the intersection of the Baltimore Beltway (I-695) and Interstate 95 (I-95).

MICROFILM

The property is improved with a one-story masonry building, containing 36,000 sq.ft. of space. The Petitioners propose to utilize approximately 6,000 sq.ft. of this space for an after hours club. Mr. Culiner testified that he is currently employed as a Paramedic with the Baltimore County Fire Department. He is a life-long resident of Baltimore County and a graduate of Towson State University. Testimony indicated that prior to the hearing on this matter, Mr. Culiner met with members of the Arbutus Community Association who support the relief requested. Mr. Culiner also met with Councilwoman Berchie Manley, who is not opposed to his request, but is concerned about security at this after hours club. In response to the concerns raised by Councilwoman Manley, Mr. Culiner retained the services of the Off-Duty Police Security agency to provide security for his business. He testified that the intended hours of operation will be approximately 10:00 PM to 5:00 AM. Testimony indicated that Mr. Culiner participated in the passing of the newly created legislation dealing with after hours clubs. Further testimony revealed that the proposed use meets the setback requirements imposed by that new legislation.

Major Rick Caldwell testified that the Off-Duty Policy Security Agency will be providing security for the proposed after hours club. He stated that his company will be responsible for securing the exterior of the building, only. He testified that two patrol vehicles will be on site as well as two patrol officers. Major Caldwell testified that his company will control disorderly subjects, insure the proper disposal of trash and debris, and will look for any open container (alcohol) violations.

In the opinion of this Deputy Zoning Commissioner, Mr. Culiner has done an excellent job in preparing this site for the operation of an after hours club. Testimony and evidence offered revealed that Mr. Culiner

ORDER RECEIVED FOR FILING
Date 11/19/94
By [Signature]

RECEIVED

met with all nearby community associations and representatives from the various Baltimore County agencies. No one appeared in opposition to the Petitioners' request and there were no adverse comments submitted by any Baltimore County agency. Therefore, it appears that the relief requested in the Petition for Special Exception should be granted.

It is clear that the B.C.Z.R. permits the use proposed in an M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

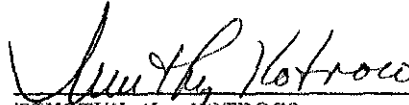
By

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of November, 1994 that the Petition for Special Exception to permit an after hours club to be located on the subject property, pursuant to Section 253.2.D of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/17/94
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 17, 1994

Melvin J. Kodenski, Esquire
19 E. Fayette Street, Suite 301
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Commerce Drive, 1547' NE of the c/l of Washington Boulevard
(3601 Commerce Drive)
13th Election District - 1st Councilmanic District
Leroy M. Merritt - Petitioner
Case No. 95-122-X

Dear Mr. Kodenski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Scott Culiner
3 Championship Court, Owings Mills, Md. 21117

People's Counsel

File

MICROFILMED



124



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3601 Commerce Dr., Suite 103-104

which is presently zoned ml-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

an After Hours club per section 253.2.0

95-122-X

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Late Spot, Inc.

(Type or Print Name)

Scott M. Culner, President

Signature Scott M. Culner

3 Championship Ct.

Address

Owings Mill MD 21117

City State Zipcode

Legal Owner(s):

Lery M. Merritt

(Type or Print Name)

Lery M. Merritt

Signature

(Type or Print Name)

Signature

2086 Lord Baltimore Dr. 298-2600

Address

Phone No.

Baltimore

MD

21244

City State Zipcode

Name, Address and phone number of representative to be contacted.

Scott M. Culner

Name

3 Championship Ct. Owings Mill, MD 356-3601

Address

21117

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date

By

Attorney for Petitioner:

Melvin J. Kodenski

(Type or Print Name)

Melvin J. Kodenski

Signature

19 E. Fayette St., Ste. 301 685-5100

Address

Phone No.

Baltimore

MD

21202

City

State

Zipcode



124

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany
A Special Exception.

September 28, 1994

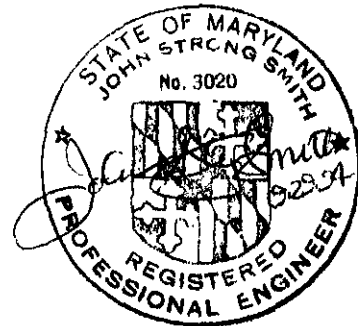
RE: After Hours Club
3601 Commerce Drive
"Beltway Business Community Lot 2"

Beginning at a point located North $21^{\circ} 15'$ West 1548 feet more or less from the point of intersection of the center lines of Commerce Drive and Washington Boulevard thence in a clockwise direction:

- 1 - North $80^{\circ} 29' 05''$ West 100 feet \pm
 - 2 - North $09^{\circ} 30' 55''$ East 30 feet \pm
 - 3 - South $80^{\circ} 29' 05''$ East 15 feet \pm
 - 4 - North $09^{\circ} 30' 55''$ East 30 feet \pm
 - 5 - South $80^{\circ} 29' 05''$ East 85 feet \pm and
 - 6 - South $09^{\circ} 30' 55''$ West 60 feet \pm to the place of beginning.
- (Containing 5,550 S.F. of land more or less.)

95-122X

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN CONVEYANCES OR AGREEMENTS.



*Revised
124*

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany
A Special Exception.

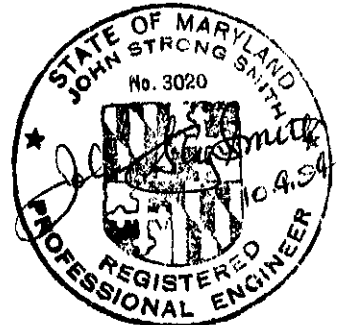
September 28, 1994.
Rev. October 3, 1994

RE: After Hours Club
3601 Commerce Drive
"Beltway Business Community Lot 2"

Beginning at a point located North 31° 45' West 1385 feet more or less from the point of intersection of the center lines of Commerce Drive and Washington Boulevard thence in a clockwise direction:

- 1 - North 80° 29' 05" West 40 feet±
 - 2 - North 09° 30' 55" East 64 feet±
 - 3 - North 80° 29' 05" West 20 feet±
 - 4 - North 09° 30' 55" East 370 feet±
 - 5 - South 80° 29' 05" East 60 feet±
 - 6 - South 09° 30' 55" West 110 feet±
 - 7 - South 80° 29' 05" East 30 feet±
 - 8 - North 09° 30' 55" East 30 feet±
 - 9 - South 80° 29' 05" East 85 feet±
 - 10 - North 09° 30' 55" East 30 feet±
 - 11 - South 80° 25' 05" East 100 feet±
 - 12 - South 09° 30' 55" West 285 feet±
 - 13 - North 80° 29' 05" West 40 feet±
 - 14 - North 09° 30' 55" East 195 feet±
 - 15 - North 80° 29' 05" West 175 feet± and
 - 16 - South 09° 30' 55" West 295 feet± to the place of beginning.
- (Containing 47,600 s.f. of land more or less.)
5,550 s.f. building and 42,050 s.f. support parking limits.

95-122-X



NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN CONVEYANCES OR AGREEMENTS.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-122-X

District 13th Date of Posting 10/14/94

Posted for: Special Exception

Petitioner: Leroy M. Merritt & Lata Spot, Inc

Location of property: 3601 Commerce Drive, lot #2, S.E./S

Location of Signs: Facing roadway at entrance bldg. To be removed

Remarks: _____

Posted by M. E. Stealy Date of return: 10/21/94
Signature

Number of Signs: 1

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #85-122-X
(Item 124)

3601 Commerce Drive
(Beltway Business Community Lot #2)

SE/8 Commerce Drive,
1648' NE of intersection of
Commerce Drive and
Washington Boulevard
13th Election District
1st Councilmanic
Legal Owner:

Leroy M. Merritt
Contract Purchaser:
Late Spot, Inc.

Hearing: Wednesday,
November 2, 1994 at
2:00 p.m. in Rm. 118, Old
Courthouse.

Special Exception for an after hours club.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.
10/128 Oct. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 14, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 13, 1994.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

124

Date

CODE 110 REVISIONS TO PLAN + DESCRIPTIONS \$100.00
FOR ZONING VARIANCE. TOTAL =

OWNER: MERRITT
LOC 3601 REMINISCENCE DR.

RECEIVED

RECEIVED

RECEIVED

RECEIVED

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21201

receipt

Date

7/30/94

Account: R-001-6150

Number

124

By VLL

SPX FILING	CODE	050	\$ 300.00
/ SIGN POSTING	CODE	080	\$ 35.00
<hr/>			
TOTAL			\$ 335.00

PAID
7/30/94

03A03#0073ACCRCL

\$335.00

BA 0003#38PM09-30-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



95-122-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 124

Petitioner: Leroy M. Merritt

Location: 3601 Commerce Dr., Suite 103-104

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Scott M. Culiner

ADDRESS: 3 Championship Ct.
Orange, Md. 21117

PHONE NUMBER: 356-3601

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 7, 1994

NOTICE OF HEARING

95-122-X

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-122-X (Item 124)
3601 Commerce Drive (Beltway Business Community Lot #2)
SE/S Commerce Drive, 1548' NE of intersection of c/l
Commerce Drive and Washington Boulevard
13th Election District - 1st Councilmanic
Legal Owner: Leroy M. Merritt
Contract Purchaser: Late Spot, Inc.

HEARING: WEDNESDAY, NOVEMBER 2, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception for an after hours club.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Leroy Merritt
Scott M. Culiner
Melvin J. Kodenski, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Melvin J. Kodinski
19 East Fayette St., Suite 301
Baltimore, Maryland 21202

OCT 31 1994

RE: Case No. 95-122-X, Item No. 124
Petitioner: Leroy Merritt/Late Spot

Dear Petitioner :

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on September 30, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

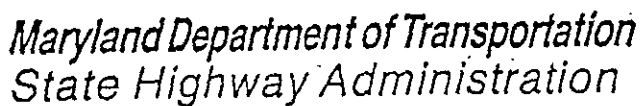
A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

MICROFILMED

WCR/jnw
Enclosure(s)





O. James Lighthizer
Secretary
Hal Kassoff
Administrator

10-7-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4124 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Love

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

OCT. 07 1994

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 10/21/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Oct. 17, 1994

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 125
126
Rev. #124
133

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: October 19, 1994

SUBJECT: 3601 Commerce Dr.

INFORMATION:

Item Number: 124 ✓

Petitioner: Leroy Merritt

Property Size: _____

Zoning: M.I.-I.M.

Requested Action: _____

Hearing Date: November 2, 1994

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided, staff offers the following comment:

Due to the fact that there is no adjacent residentially zoned or used land within close proximity to the applicant's site, the proposed After Hours Club would have no obvious negative impact. Therefore, staff recommends that the Petitioner's request be granted

Prepared by: Jeffrey M. Long

Division Chief: Samuel L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 10/18/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 10/11/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 113
114
116
117
118
119
120
121
123
124

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 17, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 17, 1994
Items 113, 115, 118, 120, 122, 123 and 124

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

COPIES OF THIS LETTER



*Maryland Department of Transportation
State Highway Administration*

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

10-14-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #124
CASE # 95-122-X

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/94

Arnold Tablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: LEROY H. MERRILL

LOCATION: SE/5 COMMERCE DR. 1548' NE OF INTERSECTION OF CENTERLINE
COMMERCE DR. AND WASHINGTON BLVD. (3601 COMMERCE DR. -BELTWAY
BUSINESS COMMUNITY, LOT #2.)

Item No.: 124 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
OCT 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: file



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
3601 Commerce Drive (Beltway Business	*	ZONING COMMISSIONER
Community Lot #2), SE/S Commerce Dr.	*	OF BALTIMORE COUNTY
1548' NE of intersection of c/l	*	
Commerce Dr. and Washington Blvd.,	*	
13th Election Dist., 1st Councilmanic	*	
Leroy M. Merritt	*	CASE NO. 95-122-X
Petitioner	*	
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Melvin J. Kodenski, Esquire, 19 E. Fayette Street, Suite 301, Baltimore, MD 21202, attorney for Petitioner.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

RECORDED-INDEXED

H.O.

124

Advised applicant revisions
on plan + descriptions
needed to include parking area.
for SPX
remove handicapped parking from
Chart Rev S. 409. cannot add any
equivalent # of spaces.

JSB

95-122-X

TOWSON
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
410/825-8120
FAX 410/583-0288

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

KEEP
ITEM
REVISION
LIST 124

BEL AIR
203 EAST BROADWAY
BEL AIR, MARYLAND 21014
410/879-1500
410/838-3800
FAX 410/893-0125

TO: Z.A.A.D.M.
1ST Floor
C.O. OFFICE BLDG.

DATE: 10/4/94
REFERENCE: 3601 COMMERCE DRIVE
BELTWAY BUS. COMMUNITY
(THE LATE SPOT)

ATTENTION: MR. JOHN LEWIS

We are:

- ☐ Submitting ☐ Herewith ☐ Under Separate Cover
☐ Forwarding
☐ Returning

95-122-X

COPIES	DESCRIPTION
12	REVISED ZONING PLATS
3	REVISED DESCRIPTIONS
1	CHECK FOR #100

- | | |
|---------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> In accordance with your request | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your review | <input type="checkbox"/> Please call when ready |
| <input checked="" type="checkbox"/> For processing | <input type="checkbox"/> Please return to this office |
| <input type="checkbox"/> Plans reviewed and accepted | <input type="checkbox"/> Approval requested |
| <input type="checkbox"/> Plans reviewed and accepted as noted | <input type="checkbox"/> Meeting requested |

Remarks: PETITION FILED SEPT 30 1994.

NOTE: NO SIGNS PLANNED & NO RESTRICTED PARKING
IS SHARED. THE 7 P.S. LEFT OUT OFF PARKING
AREA DO NOT REQUIRE HANDICAP SPACES.

For further information, please contact the writer at this office.

Sincerely yours

Jim K.
JAMES S. KLINE, PLANNER

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Kevin B. O'Connor

9 West Lee St. Balto Md 21201

Sam A. Greenwood

7913 SOUTH CURE RD 21219

John T. Pugh

3314 Gower St Bal, 21234

Joe Mehl

31 CEDERCREST CT 21236

Scott M. Culner

3 Championship Ct 21117

Jim Kunkle

G.W. STEPHENS & ASSOC

Sam M. Menta

2066 Lord Baltimore Drive

Louis P. Bucci Jr.

2066 Lord Baltimore Drive

Maj. Rick Caldwell

6314 Kenwood Ave 21237

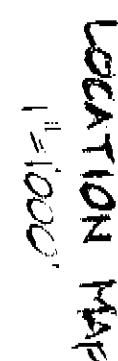
James Calver

6107 Democraft Rd 21209

John Davis

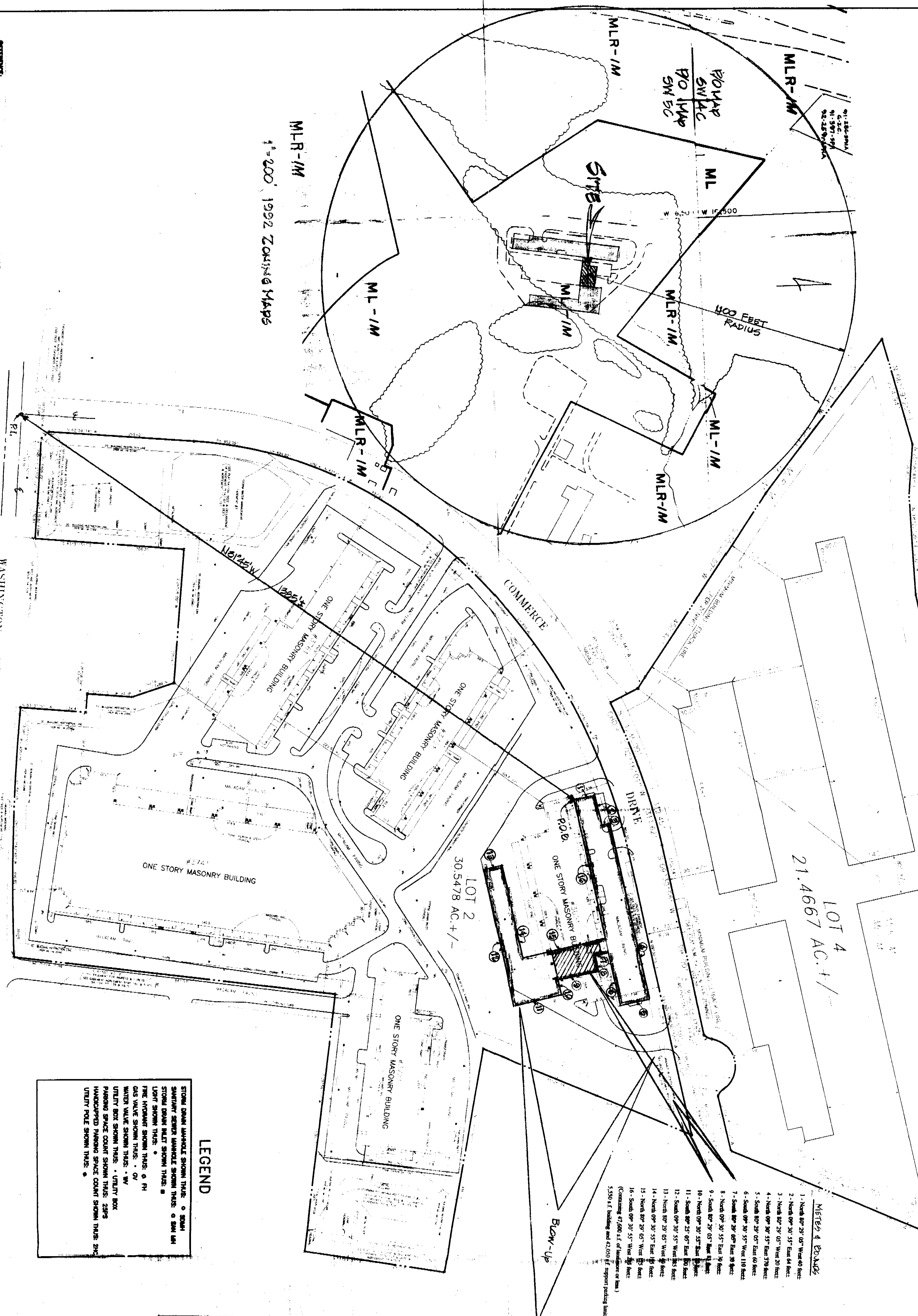
12601 Gold Oak Dr 21042





RAMP FROM 1-695 TO 1-995

1-95
21
8
202
44
1-95
21
8
202
44



LOT 4
21.4667 AC. +/-

Meters & Meters

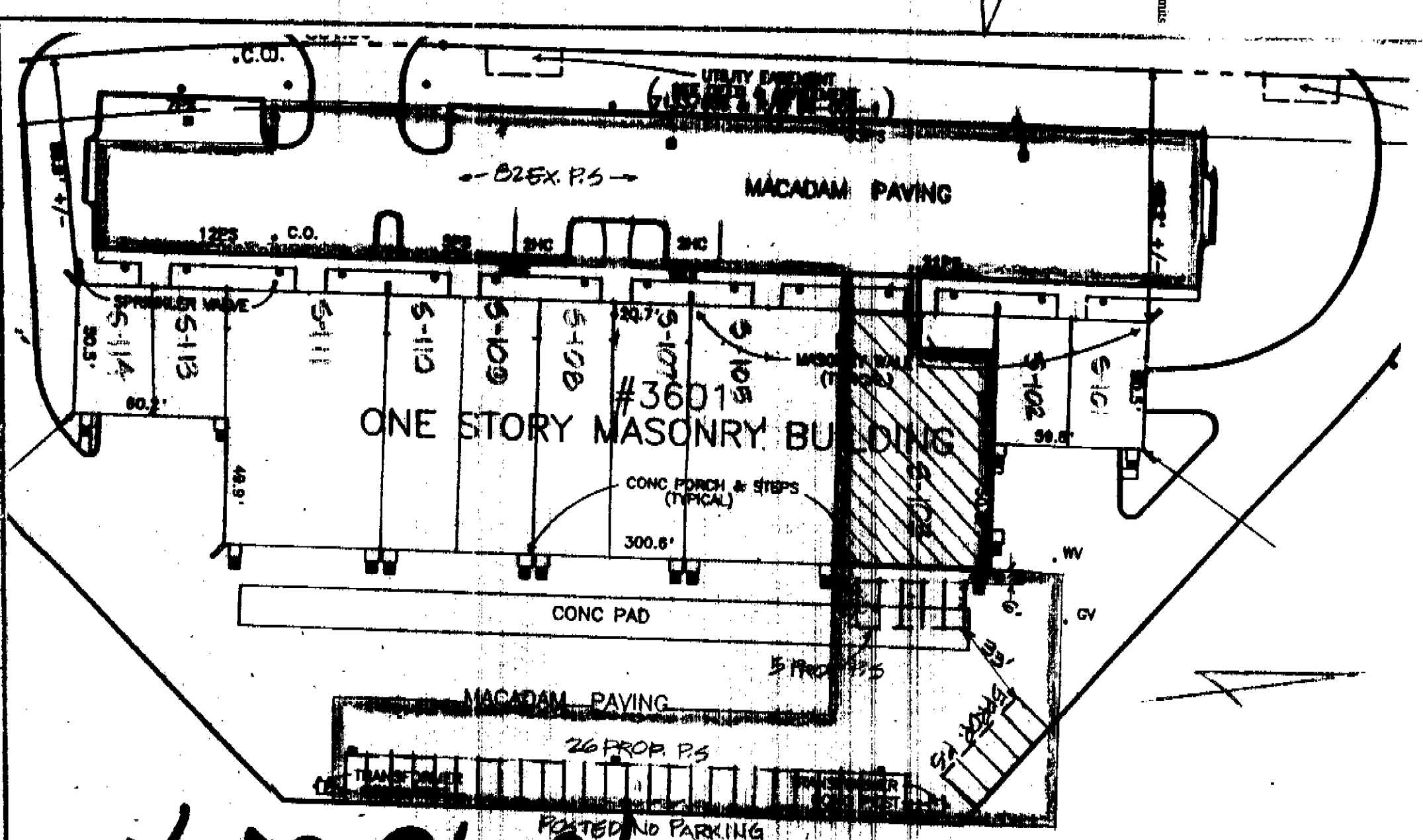
1. North 09° 30' 00" West 60 feet
2. North 09° 30' 00" East 60 feet
3. North 09° 30' 00" West 20 feet
4. North 09° 30' 00" East 30 feet
5. South 09° 30' 00" East 60 feet
6. South 09° 30' 00" West 110 feet
7. South 09° 30' 00" East 30 feet
8. North 09° 30' 00" East 30 feet
9. North 09° 30' 00" East 30 feet
10. South 09° 30' 00" East 30 feet
11. South 09° 25' 00" East 80 feet
12. South 09° 30' 00" West 30 feet
13. North 09° 30' 00" West 30 feet
14. North 09° 30' 00" East 10 feet
15. North 09° 30' 00" West 30 feet
16. South 09° 30' 00" East 30 feet

containing 17,000 ft² of residence (or less)

350 ft² of building and 12,000 ft² of support parking (or less)

LEGEND

SANITARY SEWER MANHOLE SHOWN THIS: • 204 MM
STORM DRAIN W/LET SHOWN THIS: ■
LIGHT SHOWN THIS: •
FIRE HYDRANT SHOWN THIS: • FI
OAS VALVE SHOWN THIS: • OV
WATER VALVE SHOWN THIS: • WV
UTILITY BOX SHOWN THIS: • UTILITY BOX
PARKING SPACE COUNT SHOWN THIS: 2395
HANDICAPPED PARKING SPACE COUNT SHOWN THIS: 2ND
UTILITY POLE SHOWN THIS: •



X-EE/-56

EX. 82 PARKING SPACES, ALLOWS MAX. BUILDING OFFICE AND WAREHOUSE RATIO BASED ON 3.3 P.S./1000 S.F. OF OFFICE AND 1 P.S./640 S.F. PER BAY/LOT IN WAREHOUSE

14800 S.F. OFFICE SPACE MAX. = 448
21200 S.F. WAREHOUSE SPACE MAX. = 598
14.8 X 3.3 = 46.84 P.S.
21,200 ÷ 640 = 33.12 P.S.
TOTAL = 81.96 = 82 P.S. REQUIRED

(TOTAL BUILDING = 36,000 S.F.)
(PROF. AFTER HOUSES CLUD = 5550 S.F.) = 30,450 S.F.

MAX. REMAINING OFFICE (448) =
30,450 S.F. X .01 = 12,600.5 S.F.
MAX. REMAINING WAREHOUSE (598) =
30,450 S.F. X .59 = 17,965.5 S.F.

PARKING REQUIRED 6:00 A.M. TO 6:00 P.M.
(OFFICE) 12,484.5 X 3.3 = 41,212 P.S.
(W.H.) 17,965.5 ÷ 640 = 28.1 P.S.
TOTAL = 69.3 P.S. = 70 P.S.

70 X 1.1 = 77 P.S.
REQUIRED OFFICE AND WAREHOUSES 6:00 P.M. TO 12:00 A.M. = 108

AFTER HOUSES CLUB MAX. HOUSES 6:00 P.M. TO 6:00 A.M.
PARKING REQUIRED @ 20 P.S./1000 S.F. = 5.55 X 20 = 111 P.S.

PARKING REQUIRED (6:00 P.M. TO 6:00 A.M.)
OFFICE AND WAREHOUSE = 7 P.S.
AFTER HOUSES CLUB = 118 P.S.
TOTAL = 118 P.S.

PARKING PROPOSED (6:00 P.M. TO 6:00 A.M.)
EX. 82 HOUSES 16 P.S.
PROF. PARKING = 118 P.S.
TOTAL = 118 P.S.

HOUSES OF OPERATION
12 HOUSES MAX. HOUSES OF OPERATION (6:00 P.M. TO 6:00 A.M.)
5 HOUSES PRIMARY HOUSES OF OPERATION (11:00 P.M. TO 4:00 A.M.)
5 HOUSES HOUSES OF OPERATION (9:00 P.M. TO 5:00 A.M.)

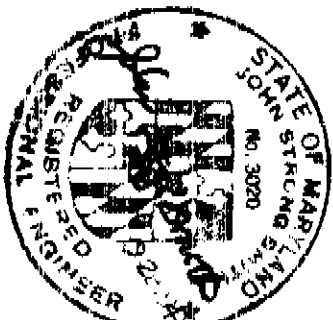
REFERENCE: CONTAINING 30,478 ACRES OF LAND NOW OR LATELY BEING OWNED BY THE STATE OF MARYLAND AND OF BELTWAY BUSINESS CENTER ON A PLAT ENTITLED "BELTWAY BUSINESS CENTER" OF DISTRICT OF COLUMBIA COUNTY, MARYLAND IN PLAT BOOK S.M. 96 FOLD 51 ALSO BEING PART OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT A OF A DEED DATED JULY 15, 1986 BETWEEN WITCHER, THILL HOLDING COMPANY AND LEONOR M. WERNERT, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBERTY, B.C. #R. 7215 FOLD 340.

GW'S

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

636 KINGSNORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 822-8120



OWNER
LEONARD M. MERRITT
2006 LOND BETHMORE DR
BETHMORE MD, 21207

LESSEE
LATE 360T INC
3 CHAMBERSHIP CT
OWINGS MILLS MD 21117

ALL IMPROVEMENTS
ARE EXISTING

NOTE:
SPECIAL EXCEPTION REQUESTED
PER B.C.Z.R. SECTION 253.2 D.3
ML ZONES.

Phone: No RESIDENTIAL DWELLINGS
WITHIN 1000'

127
 PLANT TO ACCOMPANY A SPECIAL
 EXCEPTION FOR AN AFTER HOURS CLUB AT
 3000 PAULSTON ROAD
 BELTWAY BUSINESS COMMUNITY
 BALTIMORE COUNTY, MARYLAND
 ELECTION DIST. 13
 MICH

used
24
MICROFILM.

Concili Dist

07281994
T.3.1994

